WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Mary Ann Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2010.

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014
(AFFIX SEAL)

DEANIE L. GREGORY, ATTY
THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Ann Evans	Mary Ann Evans	04411013400
(NAME)	(NAME)	
71 Driftwood Lane	71 Driftwood Lane	
(ADDRESS)	(ADDRESS)	
Lobelville, TN 37097	Lobelville , TN 37097	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Melissa C. Sparks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Evans, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73, Section "A" on the Plan of Village of Old Hickory , as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa C. Sparks by Special Warranty Deed from The Bank of New York Trust Company N.A. as Successor to JP Morgan Chase N.A. as Trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact of record as Instrument Number 20070524-0061940, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee which plan shows an Owner's certificate, certain notes, minimum building setback lines, if any, as may be set forth thereon. Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, which easement is set forth in deed of record in Book 1975, Page 584, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100029461 DEEDWARR
Recvd: 05/17/10 12:36 2 pgs
Fees:13.00 Taxes:240.50

20100517-0037757

unimproved ☐

This is improved ☑ property, known as 605 Lawrence Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of May, 2010.

Melissa C Sparks
Melissa C. Sparks

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of May, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melissa C. Sparks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY